

**TOWN OF MARION
PLANNING BOARD
February 1, 2016
Main Conference Room
Marion Town House
2 Spring Street**

MEMBERS PRESENT: Rob Lane, Chairman
Jennifer Francis
Mike Popitz
Norm Hills, Clerk

MEMBERS ABSENT: Steve Gonsalves
Eileen Marum
Rico Ferrari Vice-Chairman

BOARD ASSISTANT: Terri Santos

ALSO PRESENT: Bob Rogers
Andrea Ray

Commencement – Chairman Lane called the regular meeting to order at 7:00P.M.

Approval of Minutes

Motion made by Member Popitz to approve the minutes of September 21, 2015, seconded by Member Francis.

VOTE: 4-0-0

Motion made by Clerk Hills to approve the minutes of October 5, 2016, seconded by Member Popitz.

VOTE: 4-0-0

Correspondence

Chairman Lane noted that Clean Energy Collective has deposited the \$67,500 and submitted the recorded plan that is being reviewed. Jon Witten is reviewing other documents to ensure that they comply with decision.

Chairman Lane explained that the Converse Road 240 and 248 ANR plan has been submitted to the Land Court. Chairman Lane’s conversation with Jon Witten indicates that they need ZBA approval.

Clerk Hills noted that NOAA recently issued new rain fall data; now the Subdivision Rules require the 1998 table. It was suggested that the Board read through and consider

making a change to reference the new data in the Subdivision Rules. The Chairman would speak with Jon Witten to determine if there needs to be a Town Meeting vote to change the Subdivision Rules and Regulations.

Clerk Hills noted that the meeting had not been posted on the weekly posting on the front page of the Town website. The Board Assistant would follow up with the Clerk.

Approval of Bills

Motion made by Member Francis to pay the invoice for \$70.00 for a Town Planner listing on the MMA web site, seconded by Clerk Hills.

VOTE: 4-0-0

SRPEDD Bill

Clerk Hills confirmed the invoice was correct and noted the breakdown in payment would be partially from the encumbered fund and the remainder from the 2000 Warrant Article.

Motion made by Clerk Hills to pay the invoice to SRPEDD \$12,428, seconded by Member Popitz.

VOTE: 4-0-0

Chairman Lane noted that a letter from the Board of Selectmen to the Town of Wareham Sewer Commissioners was in the packets.

Master Plan Update

Member Hills noted the Town Planner's, Ken Buckland, contact information and office hours. He explained that the Master Plan would not be completed for the Spring Town Meeting. He reported that the subcommittee is working on another grant with SRPEDD.

Clerk Hills also explained that SRPEDD is looking into using "Complete Streets" which the Town may be eligible to participate in.

It was noted that the new Town Planner would attend the next Board meeting.

Comments to the ZBA – 8 Park Street, Garrett Bradley

After discussion it was agreed to recommend that the ZBA carefully consider the fact that the proposal is a substantial increase from the existing foot print.

ANR Application – Map 5, Lot 23 Ridgewood Lane, Luba D. Bluentschak c/o GAF Engineering

Bob Rogers of GAF engineering explained that a condition of the Subdivision language was to deed a portion of the lot as conservation land; a portion of the lot has been donated to Sippican Lands Trust.

Clerk Hills noted that the checklist on the page 3 had not been completed. Bob Rogers noted that he would circle A.1.c as the reason for the approval on page 3.

Motion made by Member Francis to approve the ANR plan, seconded by Clerk Hills.

VOTE: 4-0-0

Clerk Hills asked about the Annual Report and noted that all other Committees that he is on, the Annual Report is approved by the committee.

Chairman Lane noted that past practice with the Board was that the Chairman do the report. He noted that comments that Clerk Hills and others had made had been incorporated in the report and it has been filed.

Draft of Peer Review Engineering Letter/Contract

Chairman Lane noted that the one page letter seemed to be finished with comments from the Board. Those comments had been sent to Jon Witten along with the second document for review and will present at future Meeting.

Motion made by Member Popitz to adjourn, seconded by Member Francis at 7:35P.M.

VOTE: 4-0-0

List of Documents Received:

Minutes of September 21, 2015 and October 5, 2015

Draft of Peer Review Engineering Contract

Bill \$70.00 Sippican week

Bill \$12,428 SPREDD

Letter Marion Board of Selectmen to the Town of Wareham Sewer Commissioners

01/21/2016

ANR Application – Ridgewood Lane, Luba D. Bluentchak

ZBA – 8 Park Street, Garrett Bradley

Note: The documents, reports, correspondences, submittals, notices, exhibits are a part of the official record along with these minutes.

Respectfully Submitted,

Norm Hills, Clerk

